

TOWN OF SULLIVAN PLANNING BOARD – PUBLIC HEARING – DECEMBER 7, 2021
DANIEL CONGDEN, HITCHCOCK POINT ROAD, BRIDGEPORT –
48’ X 50’ STORAGE BUILDING FOR MARINA – MR-12 ZONE - SLB 2.12-1-32

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, and Phil Costanzo, codes office

No one spoke for or against this special use permit for a 48’ x 50’ storage building for his Marina on Hitchcock Point Road, Bridgeport.

A motion was made by Paul Jasek and seconded by Dave Allen to close the hearing.

All in favor.

REGULAR MEETING TOWN OF SULLIVAN PLANNING BOARD – DECEMBER 7, 2021

The regular meeting of the Town of Sullivan Planning Board began at 7PM.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, Phil Costanzo, codes officer, Larry Ball

A motion was made by John Ceresoli and seconded by Sherry Menninger to accept the November 2, 2021 minutes. All in favor.

DANIEL CONGDEN, HITCHCOCK POINT ROAD, BRIDGEPORT –

48’ X 50’ STORAGE BUILDING FOR MARINA – MR-12 ZONE - SLB 2.12-1-32

Mr. Congden would like to erect a 48’ x 50’ storage building for storage for his Marina.

The environmental SEQR was completed at the last meeting.

Mr. Congden is within the 100 year flood and he will work with FEMA to satisfy the qualifications.

A motion was made by Dave Allen and seconded by Sherry Menninger to allow this special use permit. Frank will help with the motion

MARCELLE ROLLINGER – “HOME JOY REALTY” ROUTE 31, CHITTENANGO –2 LOT
SUBDIVISION 1981/85/87 ROUTE 31, CHITTENANGO – MR -12

Peter Denney appeared before the Board representing Ms. Rollinger. The property consists of three lots. They would like to separate the doublewide from Ms. Rollinger’s property for resale value. The new board fence will pay to have the stockade fence moved. Mr. Ball will have to approve the distances between residences. There is sewer and water on the property.

The Town of Sullivan Planning Board was determined to be lead agency to the EAF. Mr. Langey discussed the impacts of this application. A motion was made by Sherry Menninger and seconded by Dave Allen to make a negative declaration and schedule a public hearing for January 4, 2022 at 6:45PM. All in favor.

B&C SELF STORAGE ROUTE 31 LLC - BRUCE POLLOCK OWNER – 458 & 466 ROUTE
31, BRIDGEPORT – AMEND SIGNAGE ON SPECIAL USE PERMIT SLB 8.6-1-71.1

Mr. Colin Donahue appeared before the Board representing B&C requesting an amendment to the signage on Route 31. The monument sign which is just off Route 31 will be 12’ x 65” in height. A second sign will be attached to the building. It will be 22’ x 40” and will be backlit.

The Town of Sullivan Planning Board was determined to be lead agency to the SEQR. Mr. Langey discussed the impacts of this application and a motion was made by Paul Jasek and

seconded by Sherry Menninger to waive the public hearing and grant approval of the two new signs as submitted to the Board. Elevation needs to be submitted to the Board.

ROBERT MATOTT – RESIDENTIAL WIND MILL – 586 PIERCE ROAD, BRIDGEPORT
SLB 3-2-46.14 – MR-12 ZONE

Mr. Matott appeared before the Board requesting a small windmill which generates 150 watts of power to charge his equipment and power for his cabin if needed. He generates his lawnmower, snowblower, and tools. He can also use it during a power outage for his refrigerator, house lights, etc.

The turbine will be 30' high, which is the code for the wind law. He needs to be 110% from the boundary. Where he would like to locate the windmill is at least 50' off the road. He will mount the windmill on the roof of his building and he has 50' of boundary if the windmill should fall.

He will have an insulated wind box and power will go from the windmill to this windbox.

The Town of Sullivan Planning Board is lead agency for the SEQR. Mr. Langey reviewed any possible impacts on this activity. A motion was made by John Ceresoli and seconded by Dave Allen to make a negative declaration to the short form SEQR and schedule a public hearing for 6:30PM on January 4, 2022 at 6:30PM. All in favor.

JEFF TAYLOR – PDD NEW BOSTON ROAD – CAMPGROUNDS- SLB 33-1-17.1

Ed Reed appeared before the Board representing Jeff Taylor's PDD for a campground, etc.

Barton & Logoudice is reviewing the material that was sent to them by the Board. The SWPP is being reviewed by Barton & Logoudice. They are also working on updating the EAF.

The Board needs copies of the updated maps and Mr. Reed is waiting on Barton & LoGiudice's review and new maps will be made for the Board.

All findings for this PDD will ultimately go to the Town Board for their approval. The Planning Board will be the Board that reviews and approves the SEQR.

Mr. Reed feels they will have information back from Barton & Logoudice in the next week and there is information that Mr. Taylor needs to provide to complete the review.

Mr. Reed stated that Mr. Taylor plans to shuttle people from the campgrounds to the Wild to limit people walking there or driving their own cars.

There will be a staging area to handle campers, cars as they come or go from the campgrounds.

Mr. Reed will return to the January 4, 2022 meeting.

A motion was made by Sherry Menninger and seconded by Dave Allen to adjourn the meeting at 8PM. All in favor.

Respectfully submitted,

STEVEN NELOPOVITZ – 2287 ROUTE 31 EAST – SELF STORAGE BUILDING
SLB 11.37-1-25